

To arrange a viewing  
please call 01908 675747

**\*\*VIDEO TOUR WITHIN LISTING\*\***

HEAVILY EXTENDED to over 2500sqft, this DETACHED FAMILY HOME benefits from TWO ENSUITES, DOUBLE GARAGE & PARKING for SEVERAL CARS, a LARGE and MATURE GARDEN and all within a HIGHLY DESIRABLE LOCATION.

In further detail this property comprises of a entrance hall, kitchen, lounge, dining room, downstairs cloakroom, bedroom two with an ensuite shower, utility and workshop to the ground floor. Upstairs boasts a spacious master bedroom with ensuite bathroom, bedroom three, bedroom four, bedroom five and a family bathroom with a three piece suite. To the rear of the property is a wonderful well maintained garden with paved patio perfect for the summer months. To the front of the property is a double garage with off road parking for ample vehicles.

- Extended & Detached
- Solar Panels
- Large & Private Garden
- Double Garage & Parking
- Two Ensuites
- 2500sqft

**LOCATION: WOUGHTON**

Woughton to the south east of Central Milton Keynes. Historical buildings include the Woughton House Hotel and Ye Olde Swan Inn on opposite sides of the Newport Road. Many dwellings around the Green are listed buildings. In the linear park water gardens have been constructed and to the south there is an orchard and allotments. In the east the land has been kept as parkland with provision for grazing, paddocks, playing fields, sports grounds, tennis courts, bowls and a Pavilion attached to the Sports fields. Schools close to the area include Languard Combined School in Netherfield and Milton Keynes Academy for secondary education. Central Milton Keynes is just a few minutes away by car and in the opposite direction is Kingston retail area with a large Tesco supermarket, Boots the Chemist and a number of other stores.

**ENTRANCE HALL**

**LIVING ROOM**

21'10" x 13'3"

**KITCHEN**

17'9" x 10'5"

**DINING ROOM**

12'2" x 10'9"



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DOWNSTAIRS CLOAKROOM

TENURE: FREEHOLD

UTILITY

8'4" x 6'5"

WORKSHOP

BEDROOM TWO

13'10" x 10'9"

EN SUITE

FIRST FLOOR LANDING

BEDROOM ONE

12'3" x 12'2"

DRESSING AREA

12'2" x 5'2"

EN SUITE

BEDROOM FIVE

10'0" x 9'9"

BEDROOM THREE

12'4" x 9'3"

BEDROOM FOUR

13'3" x 11'8"

SHOWER ROOM

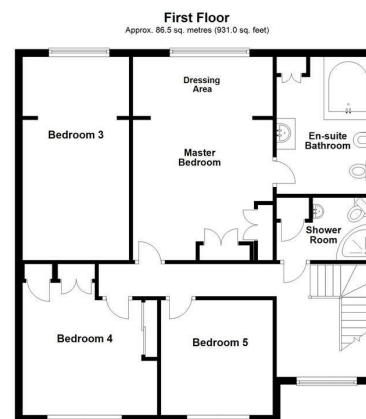
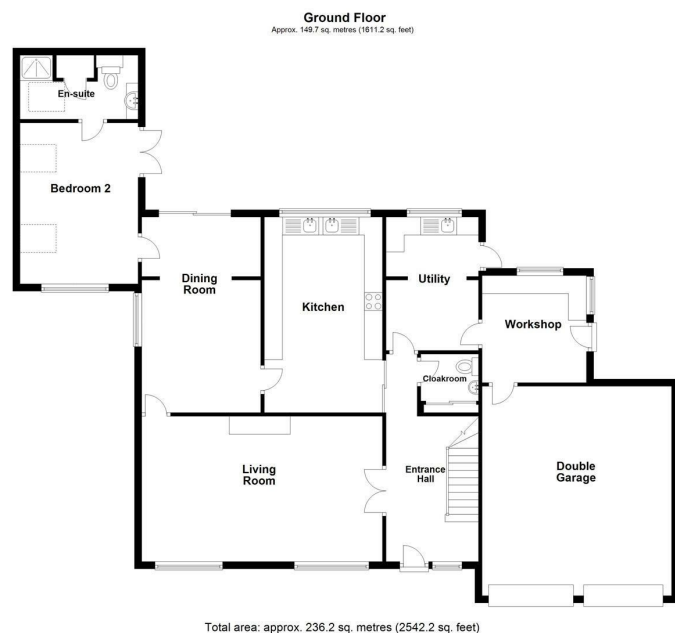
REAR GARDEN

DOUBLE GARAGE &  
DRIVEWAY



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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Draft Details

These details have been submitted to our clients but at the moment have not been approved by them. We therefore, cannot guarantee their accuracy and they are distributed on this basis. Please ensure you have a copy of our approved details before committing yourself to any expense.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we shall be pleased to check any information for you. Do so, especially if travelling any distance to view the property.

The mention of any appliances and/or services within these details does not imply they are in full and efficient working order.

Any plans included within these details are a GUIDE TO THE LAYOUT OF THE PROPERTY ONLY and are NOT DRAWN TO SCALE. Dimensions are approximate.

### Mortgage Information

We can offer independent mortgage advice. Please call us to discuss your requirements. Your home may be repossessed if you do not keep up repayment on your mortgage or any loans secured on it.

### Property Valuations

We have some of the most experienced property valuers in Milton Keynes and would welcome the opportunity to carry out a VALUATION and MARKET APPRAISAL of your home.

### Viewing Arrangements

Please call us to make an appointment to view this property.

Monday to Friday 9.00 am - 6.00 pm  
Saturday 9.00 am - 4.00 pm  
Sunday CLOSED

